



Howard County Council

George Howard Building
3430 Courthouse Drive
Ellicott City, Maryland 21043-4392

COUNCILMEMBERS

Courtney Watson, Chairperson
District 1
Mary Kay Sigaty, Vice Chairperson
District 4
Calvin Ball
District 2
Greg Fox
District 5
Jennifer Terrasa
District 3

Minutes (approved 11/3/08) County Council Legislative Work Session October 27, 2008

The meeting was called to order at 4:35 p.m. in the Board Room, Board of Education, 10910 Route 108, Ellicott City.

Members present: Calvin Ball, Greg Fox, Mary Kay Sigaty, Jennifer Terrasa, Courtney Watson.

Discussion: The Council discussed the following issues related to the legislation listed below:

Council Resolution No. 110-2008 - Approving the terms and conditions of a Payment in Lieu of Taxes Agreement by and between the Howard County Housing Commission and Howard County, Maryland for a multi-family rental housing project known as Columbia Landing

- Tom Carbo, Deputy Director of the Department of Housing, noted that State law permits a payment in lieu of taxes (PILT) for property taxes on properties owned by the Housing Authority. This legislation permits a PILT. Stacy Spann, Director of Housing, also was present

Council Resolution No. 111-2008 - Pursuant to Section 4.201 of the Howard County Code declaring that certain real property known as the "Gateway School" comprising approximately 7.768 acres owned by Howard County, Maryland and located at NW Route 108, Clarksville, Maryland is no longer needed by the County for public purposes; authorizing the County Executive to sell the property; waiving the advertising and bidding requirements of Section 4.201 of the Howard County Code; and providing that the County Executive is not bound to sell the property if he finds that it may have a further public use and submits his finding to the County Council for its consideration

- Jim Irvin, Director of the Department of Public Works, indicated that the proceeds from the sale of Gateway School are needed to fund in part the \$20 million renovation of the George Howard Building.
- There was discussion of the current real estate market conditions and the possibility that this project may not yield sufficient funds for the project

- There was discussion of the delay in the construction of the facility in Oakland Mills. Mr. Irwin reported that the FY 09 budget included just \$200,000 in funding related to that project. The balance was expected to be funded in FY 10, but will depend upon the developer's ability to meet conditions that were included in the FY 09 budget
- Ms. Watson asked Jim Vannoy, Office of Law, to advise whether or not the Council could amend CR 111 to set a floor on the sale price of the Gateway School property.
- Mr. Irwin explained that he cannot begin marketing the properties for sale until he has approval from the Council and that a delay in approving CR 111 would require a delay in signing a contract for the renovation of the Howard Building.

Council Bill No. 58-2008 (ZRA-100) – Introduced by The Chair at the request of Greenberg Gibbons Commercial – Amending the Howard County Zoning Regulations to increase the size of permitted food stores in the PGCC (Planned Golf Course Community) zoning district; and generally relating to food stores

- Dace Blaumanis, Planning Specialist, explained the Route 40 study and its recommendations concerning grocery store demand. The BAE consulting group found demand sufficient for approximately 134,000 square feet of additional grocery stores, based on current and projected growth. This calculation did not include the Weis Market at Waverly Woods.
- Jim Irvin described the County's plans concerning road construction in the Marriottsville Road area. He said that the County is on schedule to finish widening Marriottsville Road to 4 lanes within 3 to 4 years. He said that the developer will widen Route 70 north of Marriottsville Road to 4 lanes as well. He pointed out that delays for site acquisition or environmental compliance could lengthen the completion time.
- Jim Irvin offered to look up the schedule for road improvements internal to Turf Valley and report to the Council on Tuesday morning.
- Marsha McLaughlin, Director of the Department of Planning and Zoning, said that the PGCC zone has been changed very little. In 1993, it was simplified from five to two districts.
- She said that the CAC zone was adopted in 2003-04, during comprehensive zoning. The earlier ZRA expanding grocery bulk in the CAC zone to 70,000 square feet was unopposed.
- Dick Story, President of the Economic Development Authority, reported that the Board may not take a position on any individual rezoning. He said that it is likely that the property housing Weis Market would be attractive for redevelopment, if it did not thrive as Weis Market. He distributed a grocery store study, identifying sizes of various types of stores.
- Ms. McLaughlin reported that the original sketch plan for Turf Valley was approved before forest conservation laws were adopted, so they don't apply. However, new development is subject to those laws.
- She also said that DPZ would not consider big-box stores to be a permitted use in Turf Valley.
- Mr Vannoy offered to get back to the Council about the following question: Is it appropriate to use zoning to protect a business from competition?
- Brian Gibbons, Representing Greenberg-Gibbons Development, said that the company plans on opening the town center in Turf Valley in 2011.
- Mr. Talkin reported that he expects the Resort Road, which by-passes most of the homes in Turf Valley, to be completed before new houses are constructed in that area.

- Mr. Gibbons stated that he plans to meet with several Turf Valley neighborhood organizations over the next week. He promised to send the time, dates, and places of those meetings to the Council so that they could notify interested parties.

Ms. Watson announced that the Council's next voting session is November 3 at 7:30 p.m. in the Board of Education hearing room.

The meeting was adjourned at 6:20 p.m.